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11/10/14

Accrual Basis

GRANDVIEW VILLAS HOA

Balance Sheet

As of October 31, 2014

	<u>Oct 31, 14</u>	<u>Oct 31, 13</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Grand Mountain Bank	31,231.07	12,989.88	18,241.19	140.4%
GRAND MOUNTAIN BANK MONEY MKT	42,493.15	46,803.78	-4,310.63	-9.2%
Total Checking/Savings	<u>73,724.22</u>	<u>59,793.66</u>	<u>13,930.56</u>	<u>23.3%</u>
Accounts Receivable				
Accounts Receivable	5,341.78	39,989.86	-34,648.08	-86.6%
Total Accounts Receivable	<u>5,341.78</u>	<u>39,989.86</u>	<u>-34,648.08</u>	<u>-86.6%</u>
Other Current Assets				
Suspense	-499.39	0.00	-499.39	-100.0%
Uncollected Receivables	23,018.35	0.00	23,018.35	100.0%
Total Other Current Assets	<u>22,518.96</u>	<u>0.00</u>	<u>22,518.96</u>	<u>100.0%</u>
Total Current Assets	<u>101,584.96</u>	<u>99,783.52</u>	<u>1,801.44</u>	<u>1.8%</u>
TOTAL ASSETS	<u>101,584.96</u>	<u>99,783.52</u>	<u>1,801.44</u>	<u>1.8%</u>
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	3,410.00	3,410.00	0.00	0.0%
Retained Earnings	85,380.12	75,298.61	10,081.51	13.4%
Net Income	12,794.84	21,074.91	-8,280.07	-39.3%
Total Equity	<u>101,584.96</u>	<u>99,783.52</u>	<u>1,801.44</u>	<u>1.8%</u>
TOTAL LIABILITIES & EQUITY	<u>101,584.96</u>	<u>99,783.52</u>	<u>1,801.44</u>	<u>1.8%</u>

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Accrual Basis

GRANDVIEW VILLAS HOA
Profit & Loss
January through October 2014

	Jan - Oct 14	Jan - Oct 13	\$ Change	% Change
Ordinary Income/Expense				
Income				
Finance Charges Collected	463.52	0.00	463.52	100.0%
Homeowners Dues	60,480.00	60,480.00	0.00	0.0%
Total Income	60,943.52	60,480.00	463.52	0.8%
Gross Profit	60,943.52	60,480.00	463.52	0.8%
Expense				
Alarm Monitoring				
203 Bella Vista Ct	314.10	314.10	0.00	0.0%
205 alarm system	502.41	462.36	40.05	8.7%
207 alarm system	825.15	759.36	65.79	8.7%
Total Alarm Monitoring	1,641.66	1,535.82	105.84	6.9%
Bookkeeping Service	3,800.25	5,039.30	-1,239.05	-24.6%
Building Maintenance	18,418.34	4,914.80	13,503.54	274.8%
Building Upkeep				
Equipment Repairs	974.80	0.00	974.80	100.0%
Total Building Upkeep	974.80	0.00	974.80	100.0%
Dues/Fees/Subscriptions	167.25	74.26	92.99	125.2%
Insurance				
Building	10,739.03	9,694.64	1,044.39	10.8%
Director & Officers Insurance	0.00	838.00	-838.00	-100.0%
Surety Bond	366.00	187.00	179.00	95.7%
Total Insurance	11,105.03	10,719.64	385.39	3.6%
landscape maintenance	518.03	5,214.27	-4,696.24	-90.1%
Lien Expense	55.00	0.00	55.00	100.0%
Postage and Delivery	48.00	92.00	-44.00	-47.8%
Professional Fees				
Accounting	265.00	265.00	0.00	0.0%
Legal Fees	1,082.50	57.00	1,025.50	1,799.1%
Total Professional Fees	1,347.50	322.00	1,025.50	318.5%
Snow Removal	2,985.00	2,000.00	985.00	49.3%
Supplies				
checks & deposit slips	0.00	76.80	-76.80	-100.0%
Office	413.77	339.70	74.07	21.8%
Total Supplies	413.77	416.50	-2.73	-0.7%
Uncategorized Expenses	281.23	0.00	281.23	100.0%
Utilities				
Electric 102 ACCT # 1007298	0.00	64.20	-64.20	-100.0%
Electric 106 ACCT # 1014889	0.00	32.85	-32.85	-100.0%
Gas unit 102	40.73	-22.02	62.75	285.0%
Gas bills Unit 106	29.05	-21.06	50.11	237.9%
PHASE I ELECTRIC # 557003301	575.36	699.20	-123.84	-17.7%
PHASE I GARAGES #557005801	599.95	663.27	-63.32	-9.6%
PHASE II ELECTRIC #557006101	385.18	443.10	-57.92	-13.1%
PHASE II GARAGES #557006001	422.81	453.06	-30.25	-6.7%
Phase III Electric #1002023	954.03	861.99	92.04	10.7%
Phase III Garages #1002612	458.59	489.03	-30.44	-6.2%
Telephone				
627-3496	370.00	611.22	-241.22	-39.5%
627-8581	370.00	611.22	-241.22	-39.5%
970-627-8951	353.77	583.69	-229.92	-39.4%
Total Telephone	1,093.77	1,806.13	-712.36	-39.4%
Trash	2,705.93	2,021.47	684.46	33.9%
Total Utilities	7,265.40	7,491.22	-225.82	-3.0%
Total Expense	49,021.26	37,819.81	11,201.45	29.6%
Net Ordinary Income	11,922.26	22,660.19	-10,737.93	-47.4%
Other Income/Expense				
Other Income				
Interest Income	47.58	39.72	7.86	19.8%
Other Income	925.00	325.00	600.00	184.6%
Total Other Income	972.58	364.72	607.86	166.7%

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Profit & Loss
January through October 2014

	<u>Jan - Oct 14</u>	<u>Jan - Oct 13</u>	<u>\$ Change</u>	<u>% Change</u>
Other Expense				
Other Expenses	100.00	55.00	45.00	81.8%
Uncollectable dues	0.00	1,895.00	-1,895.00	-100.0%
Total Other Expense	<u>100.00</u>	<u>1,950.00</u>	<u>-1,850.00</u>	<u>-94.9%</u>
Net Other Income	<u>872.58</u>	<u>-1,585.28</u>	<u>2,457.86</u>	<u>155.0%</u>
Net Income	<u><u>12,794.84</u></u>	<u><u>21,074.91</u></u>	<u><u>-8,280.07</u></u>	<u><u>-39.3%</u></u>